

Condition 4 Discharge Statement
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application Reference: DM/24/2548
Original Permission: DM/22/3064
Site: Bridgers Farm, Langton Lane, Hurstpierpoint, Hassocks



The objective of rural business is to achieve a sustainable balance—carefully aligning productive activities, including farming and rural enterprise, with the preservation of the environment, heritage, and landscape. As a dynamic and evolving sector, the rural economy must be continually nurtured, supported, and promoted, recognising its fundamental role at the heart of the nation.

Prepared for:
Anthony and Chris Harris,
Bridgers Farm,
Langton Lane,
Hurstpierpoint,
West Sussex, BN6 9HA.

This statement is submitted in support of the formal discharge of Condition 4 (Foul and Surface Water Drainage) attached to planning permission DM/22/3064. We act on behalf of two brothers Anthony and Chris Harris of Bridgers Farm, Longton Lane, Hustpierpoint, BN6 9HA. Condition 4 requires the submission and approval of details relating to foul and surface water drainage and confirmation that such works are implemented prior to occupation.

1. Approved Drainage Strategy

A comprehensive Foul and Surface Water Drainage Report has been prepared by CGS Civils (Ref: C3270, dated 25 September 2024), which demonstrates that the development can be satisfactorily drained without increasing flood risk on or off site.

The report confirms that:

- Surface water will discharge at a controlled rate to an existing culverted watercourse, with attenuation and SuDS features incorporated.
- Strategy, provides on-site infiltration and water quality treatment.
- Foul water is managed via a package treatment plant, with treated effluent discharging appropriately.
- The drainage design complies with the SuDS hierarchy, NPPF requirements, and incorporates climate change allowances.

A detailed maintenance schedule has also been provided, confirming long-term management and operational integrity of the drainage system.

2. Existing Drainage Connection (As Built Position)

It is confirmed that the drainage works undertaken on site do not introduce a new connection to the public or main drainage network.

Instead:

- The contractor has utilised and upgraded an existing drainage pipework system already serving the site.
- This system connects into the existing main drain within Langton Lane.
- No new outfall or connection has been formed.

Formal confirmation from the appointed contractor (Forma Management Ltd) states:

- The drainage installed comprises renewal and improvement works only, including inspection chambers.
- The primary drainage pipe was pre-existing and historic, likely installed when the yard or original infrastructure was first constructed.
- The works therefore represent betterment of an established drainage arrangement, not new development impact.

3. Compliance with Approved Details

The as-built drainage arrangement:

- Aligns with the submitted drainage strategy, including discharge routes and design principles.
- Retains the existing point of discharge, thereby avoiding any increased burden on surrounding infrastructure.
- Incorporates SuDS features and management measures as outlined in the approved documentation.
- Has been implemented in accordance with the submitted drawings and layout strategy (refer drainage plan).

4. Condition Compliance

In light of the above:

- Details of foul and surface water drainage have been submitted and approved via the accompanying reports and drawings.
- The drainage infrastructure has been implemented in accordance with those approved details.
- The development utilises an existing drainage connection, with no additional impact on the wider network.
- Adequate provision has been made for surface water management, foul treatment, maintenance, and long-term operation.

5. Conclusion

The submitted information demonstrates that the development is:

- Satisfactorily drained,
- Policy compliant with the NPPF and Policy DP41 of the Mid Sussex District Plan (2014–2031), and
- Fully in accordance with the requirements of Condition 4.

Accordingly, it is respectfully requested that Condition 4 be formally discharged in full.